



# PLANNING & ZONING COMMISSION

## AGENDA REQUEST

<b>AGENDA OF:</b>	10/28/10	<b>AGENDA REQUEST NO:</b>	V A
<b>INITIATED BY:</b>	LISA KOCICH-MEYER, AICP SENIOR PLANNER <i>lem</i>	<b>RESPONSIBLE DEPARTMENT:</b>	PLANNING
<b>PRESENTED BY:</b>	LISA KOCICH-MEYER, AICP SENIOR PLANNER	<b>ASSISTANT PLANNING DIRECTOR:</b>	N/A
		<b>ADDITIONAL DEPARTMENT. HEAD (S):</b>	N/A
<b>SUBJECT / PROCEEDING:</b>	GREATWOOD LAKES - GENERAL PLAN CONSIDERATION AND ACTION		
<b>EXHIBITS:</b>	STAFF REPORT, VICINITY MAP, PROPOSED GENERAL PLAN		
<b>CLEARANCES</b>		<b>APPROVAL</b>	
<b>LEGAL:</b>	N/A	<b>INTERIM PLANNING DIRECTOR:</b>	DOUGLAS P. SCHOMBURG, AICP <i>D.P.S.</i>
<b>RECOMMENDED ACTION</b>			
Recommendation of Approval for the Greatwood Lakes General Plan to City Council			
<b>EXECUTIVE SUMMARY</b>			
<p>This item is a request for consideration of a General Plan for the Greatwood Lakes development. Greatwood Lakes is a 100 acre proposed development located south of Greatwood in the City's ETJ. The proposed land uses include single-family residential and open/recreation space. The General Plan provides a layout of land uses and streets for the development. The developer is proposing 254 single-family residential lots totaling 54 acres and 12.4 acreages shown as open space. Access to the property will be from FM 2759 from the south and Macek Road from the west. This property will be served by the legislatively created Municipal Utility District No. 192, following City Council consent as part of an overall Development Agreement.</p> <p>To assist the Commission in your task, our review typically includes a comparison of the submittal with the City of Sugar Land Comprehensive Plan, focusing on Chapters Five (Goals, Objectives, and Strategies) and Six (Land Use Plan map and text including Design Guidelines). We also make a general comparison of other master plans, such as the Thoroughfare Plan, Water and Wastewater Master Plan, Parks Plan, etc. We compare the request with applicable Subdivision Regulations. The Engineering Department has reviewed a detailed Traffic Impact Analysis and Drainage study related to this General Plan.</p>			

The attached report lays out our analysis and information regarding the General Plan proposal. Additionally, a full-size copy of the proposed General Plan is attached to this report for your review.

File No. 12606

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## EXHIBITS

### STAFF REPORT

#### ***Standard of Review:***

The City of Sugar Land Subdivision Regulations lay out the standard of review and intent for General Land Plans as follows in Chapter Five, Section 5-9A of the Development Code:

“A land plan (general, master plan, concept plan) shall be submitted to the administrative officer for review by the commission and the city council, for approval of the concept, prior to or in conjunction with the submittal of any preliminary or final plat, except as noted below, for any tract of land over fifty (50) acres in size proposed for residential use or any parcel proposed for nonresidential use over thirty (30) acres. The purpose of the land plan is to allow the commission and city council to review the proposed major thoroughfare and collector street patterns, land use, environmental issues, conformance to the comprehensive plan, and the property’s relationship to adjoining subdivisions or properties.”

The Subdivision Regulations are applicable in the ETJ and therefore this development is required to submit a General Plan for review and approval.

#### ***The Comprehensive Plan:***

##### ***Chapter 5, Goals, Objectives, and Strategies***

The following goals from Chapter 5 of the Comprehensive Plan for the City of Sugar Land were used to evaluate General Plans proposals for developments both within the City and in the City’s ETJ. While the Greatwood Lakes Development is not located within the City limits of Sugar Land, it will be annexed into the City at a later date. Therefore, in order to insure development that is best in line with the Comprehensive Plan, the proposed General Plan was reviewed for compliance with the following Goals:

##### **Goal One / Safe and Beautiful City:**

Preserve and enhance a beautiful city that is clean, safe, and aesthetically pleasing; a city that will foster pride and appeal to our citizens, corporate community, and visitors.

##### **Goal Nine / Parks, Recreation, Leisure, and Open Space:**

Provide a park system that meets the total recreation and leisure needs of the community. Identify, protect, and preserve open spaces and critical natural areas.

##### **Goal Eleven / Historic Preservation:**

Preserve, protect, and enhance natural, historical, cultural, and architectural features.

**Goal Thirteen / Planning for the Future:**

Continue to refine and expand the vision of Sugar Land as a dynamic guide for the future.

The Goals of Chapter 5 of the Comprehensive Plan listed above provide the framework for decision-making. The Greatwood Lakes General Plan is in conformance with these goals. Additionally, staff has reviewed the proposed general plan and found it to be in conformance with the following approved City Master Plans, again noting that while the Greatwood Lakes Development is not located within the City limits of Sugar Land it is in the Cities best interest that the development comply with these master plans to the extent possible:

- *Thoroughfare Plan*
- *Parks and Recreation*

***Chapter 6, Design Guidelines and Land Use Plan***

The overall design of the proposed General Plan supports the criteria of the revised Chapter 6 Land Use section of the Comprehensive Plan, which does include Sugar Land's Extra-territorial jurisdiction (ETJ). The General Plan is also in overall conformance to the Land Use Plan Map. The General Plan land use layout combined with the major street pattern represents good planning principles as to overall buffering between intensities of uses, as well as circulation to and from neighborhoods and commercial areas. Buffering with landscaped areas, ponds, and open spaces provide separation to major roadways, easements, and ponds limits impact on residential areas.

***Parkland Provision-***

According to the Greatwood Lakes General Plan, the public park land dedication requirements for this development total 2.5 acres. The Parks Department has determined that payment of fees in lieu of public park land dedication per Chapter 5, Sec. 5-30 (B) (2) (c) of the Sugar Land Development Code is appropriate for this development due to the limited size of acreage and the potential for detention pond maintenance. As part of the Subdivision Regulations requirements, private parkland must be maintained by a Homeowner's Association provided for in recorded covenants, conditions, and restrictions (CCR's). Ultimately, the City Council review and approval of the General Plan and related Development Agreement will determine the parkland dedication.

***Public Infrastructure (Utilities, Traffic, Drainage)***

***Utilities-***

Public utilities in accordance with Chapter Five (Subdivision Regulations) will be provided through MUD No. 192 following consent by City Council. Overall utility service layouts were examined by the City and there is concurrence in the overall design.

***Traffic Impact Analysis-***

The focus of Staff's review of the Traffic Impact analysis was to compare the proposed layout of the roadways with the Thoroughfare Plan and internal studies. As with other developments the goal is to allow the least amount of impact to existing neighborhoods, and to require developer mitigation of any negative impacts that decrease service levels below those set by ordinance. The staff has worked with the applicant to address general impacts, and it appears that the concepts shown in the General Plan can be mitigated to acceptable levels. Macek Road, which serves the adjacent Velasquez Elementary (Lamar CISD), will meet collector standards within the development. The draft Development Agreement has provisions citing that the TIA will require Macek Road to be improved and extended (east-west) through the tract. In addition, there is a provision for street stub-out for future connections to the east connecting Macek Road to the west. The specific design of

these mitigating roadway improvements will occur in phases as the subdivision sections are installed in the future.

### **Drainage-**

The subdivision is proposed to utilize internal detention ponds that will also serve as amenity features to the development. All Fort Bend County Drainage District criteria must also be met. The Drainage District has been reviewing the General Plan concurrently, and the Plan also contains an area to be reserved along Rabbs Bayou for future widening, should it be necessary.

### **Land Use Comparison**

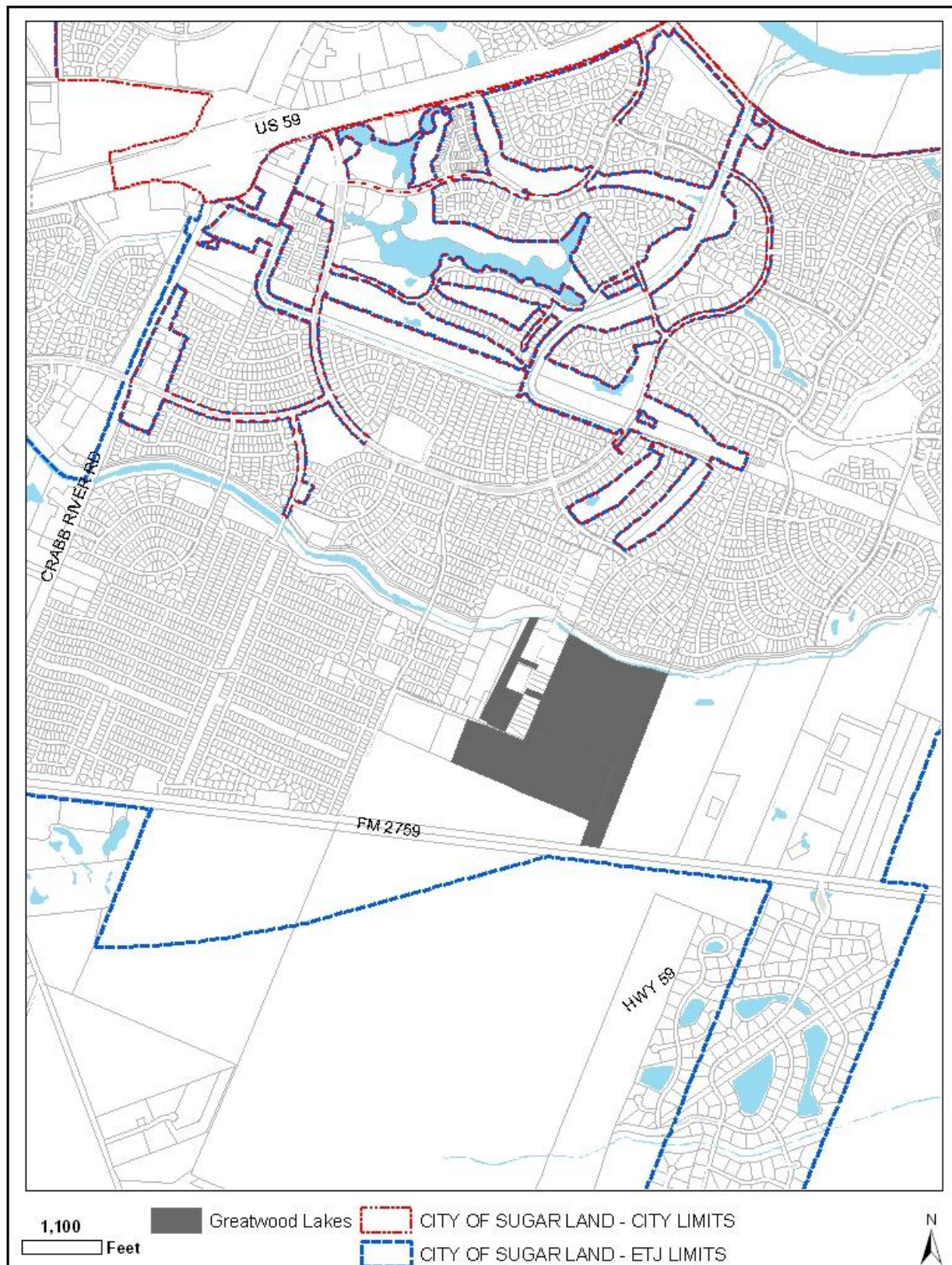
Single Family Residential <sup>1</sup>	54 (54%)
Drainage Facilities	15.4 (15%)
Drainage and/or Utility Easements	2.2 (2%)
Open Space	12.4 (12%)
Circulation	16.2 (16%)
Lift Station	0.1 (0%)
Project Total	100.3

<sup>1</sup> Standard Single-Family Residential

### ***Development Agreement- (Under review)***

The Developer is entering into a Development Agreement with the City. A part of the agreement is for City consent to the Municipal Utility District No. 192, which was created legislatively in 2007. The legislation has a provision for City consent prior to development approvals. The draft Development Agreement agrees to develop the property in accordance with Standard Single-Family Residential (R-1) regulations as in Chapter 2 of the Development Code. In addition, development will comply with the City's building codes found in Chapter 7 of the Development Code, including permitting and building inspections, and the sign regulations found in Chapter 4 of the Development Code. While the Developer has submitted the draft Development Agreement to the City, the agreement is not within the purview of the Planning and Zoning Commission; City Council is the approving body for agreement related contracts, and the Development Agreement will be decided upon at the time of Council's review of the General Plan.

## Vicinity Map:





# Proposed General Plan:

